

ARTICLE ONE
BASIC PROVISIONS

- 101 TITLE: This Ordinance may be cited as the Zoning Ordinance of Tipton County.
- 102 DEFINED WORDS: Words used in a special sense in this Ordinance are defined in Article Two.
- 103 PURPOSE: This Ordinance is intended to encourage the growth and development of the County in accordance with the Tipton County Comprehensive Plan for the following purposes:
- 103.01 to secure adequate light, air, and convenience of access; and safety from fire, flood, and other dangers;
 - 103.02 to lessen or avoid congestion in the public ways;
 - 103.03 to promote the public health, safety, comfort, morals, convenience, and general welfare;
 - 103.04 to plan for the future development of the County to the end
 - A. that highway systems be carefully planned;
 - B. that new communities grow only with adequate public way, utility, health, educational and recreational facilities;
 - C. that the needs of agriculture, industry, and business are recognized in future growth;
 - D. that residential areas provide healthful surroundings for family life; and
 - E. that the growth of the community is commensurate with and promotive of the efficient and economical use of public funds.
- 104 COMPLIANCE: No structure shall be located, erected, constructed, reconstructed, moved, altered, converted, or enlarged; nor shall any structure or land be used, except in full compliance with all provisions of this Ordinance and after the lawful issuance of all permits and certificates required by this Ordinance.
- 105 SEVERABILITY: If any provision of this Ordinance or the application of any provision to particular circumstances is held invalid, the remainder of the Ordinance or the application of such provision to other circumstances shall not be affected.

- 106 **INTERPRETATION:** The provisions of this Ordinance shall be held to be the minimum requirements for the protection of the health, safety, comfort, morals, convenience, and general welfare of the people at large, and are designed to encourage the establishment and maintenance of reasonable community standards of physical environment.
- 107 **JURISDICTIONAL AREA:** This Ordinance shall apply to all unincorporated land within Tipton County, except for those land areas under the jurisdiction of a city or town Plan Commission as defined by description or maps in the Tipton County Recorder's Office in accordance with IC 36-7-4-205.
- 108 **APPLICATION:** It is not intended by this Ordinance to interfere with, abrogate, or amend any existing easements, covenants, or other agreements, between parties, nor is it intended by this Ordinance to repeal, abrogate, annul or in any way interfere with any existing provisions of laws or ordinances, or any rules, regulations, or permits previously adopted or issued pursuant to law relating to the use of buildings or premises provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises than is imposed or required by such existing provisions of law or by such rules, regulations, agreements, covenants, or permits, the provisions of this Ordinance shall control; but where private covenants, permits, agreements, rules, or regulations impose a greater restriction than is imposed by this Ordinance, the greater restriction shall control.
- 109 **REPEALER:** This Ordinance repeals the 1962 Tipton County Zoning Ordinance, and all other prior Ordinances incorporated herein or in conflict herewith.